094.0	0007	0015.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	873,100 /	873,100
					USE VALUE:	873,100 /	873,100
					ASSESSED:	873,100 /	873,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43		PETER TUFTS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	EICHMAN JONATHAN
Owner 2:	SLOAN SUZANNE
Owner 3:	
Street 1:	43 PETER TUFTS ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	EDELMAN ROBERT D & PAMELA A -
Owner 2:	-
Street 1:	43 PETER TUFTS ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 16,165 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1928, having primarily Wood Shingle Exterior and 1412 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	16165.000	234,900	4,700	633,500	873,100
Total Card	0.371	234,900	4,700	633,500	873,100
Total Parcel	0.371	234,900	4,700	633,500	873,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 618.34 | /Parcel: 618.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 62023
GIS Ref:
GIS Ref:
Insp Date: 08/16/18

!7775!

PREVIOUS ASSESSMENT

Parcel ID: 094.0-0007-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	235,000	4700	16,165.	633,500	873,200	873,200	Year End Roll	12/18/2019
2019	101	FV	192,600	4700	16,165.	642,500	839,800	839,800	Year End Roll	1/3/2019
2018	101	FV	199,000	4700	16,165.	479,600	683,300	683,300	Year End Roll	12/20/2017
2017	101	FV	199,000	4700	16,165.	434,400	638,100	638,100	Year End Roll	1/3/2017
2016	101	FV	199,000	4700	16,165.	416,300	620,000	620,000	Year End	1/4/2016
2015	101	FV	187,800	4700	16,165.	352,900	545,400	545,400	Year End Roll	12/11/2014
2014	101	FV	187,800	4700	16,165.	334,800	527,300	527,300	Year End Roll	12/16/2013
2013	101	FV	187,800	4700	16,165.	318,500	511,000	511,000		12/13/2012

PRINT

Date	Time
12/10/20	22:23:03

LAST REV

Date	Time
09/12/18	11:39:48

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7775

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EDELMAN ROBERT	40591-519		8/25/2003		425,000	No	No		
CRONIN BRIAN	23380-576		7/1/1993		176,500	No	No		Y

USER DEFINED

Prior Id # 1:	62023
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/1999	386	Alterati	25,000					12X16 WDK/WINDOWS/
4/19/1995	191		6,500					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2018	Missed Appt.	PH	Patrick H
8/16/2018	MEAS&NOTICE	BS	Barbara S
3/18/2009	Inspected	163	PATRIOT
1/15/2004	MLS	HC	Helen Chinal
2/1/2000	Meas/Inspect	197	PATRIOT
12/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16165		Sq. Ft.	Site		0	70.	0.56	5									633,464						633,500	

Total AC/HA: 0.37110 | Total SF/SM: 16165 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 633,464 | Spl Credit | Total: 633,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	165.375
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	340498
Depreciation:	105554
Depreciated Total:	234943

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

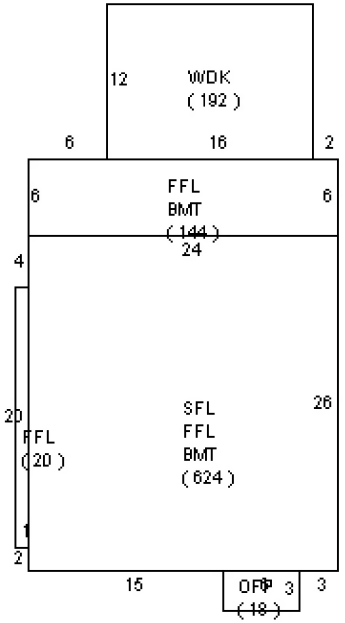
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	98.28
Final Total:	234900	Val/Su SzAd	166.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	788	165.380	130,316
BMT	Basement	768	49.610	38,102
SFL	Second Floor	624	165.380	103,194
WDK	Deck	192	10.980	2,109
OFP	Open Porch	18	43.120	776

Net Sketched Area:	2,390			Total:	274,497
Size Ad	1412	Gross Are	2390	FinArea	1412

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

094.0-0007-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X19	A	AV	1930	21.93	T	40	101			4,700			4,700

More:	N	Total Yard Items:	4,700	Total Special Featues:		Total:	4,700